

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	PARDO-PLANAS OSCAR		
Owner 2:			
Owner 3:			
Street 1:	123 SUNNYSIDE AVENUE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	HILDEBIDLE NICHOLAS JOHN & -		
Owner 2:	HILDEBIDLE CHRISTINA MARIA V -		
Street 1:	123 SUNNYSIDE AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .068 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 942 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2958.000	144,900		325,600	470,500
Total Card	0.068	144,900		325,600	470,500
Total Parcel	0.068	144,900		325,600	470,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		499.47	/Parcel: 499.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	144,900	0	2,958.	325,600	470,500		Year end	12/23/2021
2021	101	FV	144,900	0	2,958.	325,600	470,500		Year End Roll	12/10/2020
2020	101	FV	145,100	0	2,958.	325,600	470,700	470,700	Year End Roll	12/18/2019
2019	101	FV	117,600	0	2,958.	295,100	412,700	412,700	Year End Roll	1/3/2019
2018	101	FV	117,600	0	2,958.	279,800	397,400	397,400	Year End Roll	12/20/2017
2017	101	FV	117,600	0	2,958.	244,200	361,800	361,800	Year End Roll	1/3/2017
2016	101	FV	117,600	0	2,958.	208,600	326,200	326,200	Year End	1/4/2016
2015	101	FV	92,900	0	2,958.	193,300	286,200	286,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Legal Description		User Acct
		23655
		GIS Ref
Entered Lot Size		GIS Ref
Total Land:		Insp Date
Unit Type:		12/07/18

033.0

	Date
	12/23/2021
	12/10/2020
	12/18/2019
	1/3/2019
	12/20/2017
	1/3/2017
	1/4/2016
	12/11/2014

PAT ACCT.

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/23/2009	Meas/Inspect	336	PATRIOT
11/6/2005	MLS	MM	Mary M
3/24/2000	Inspected	264	PATRIOT
2/23/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA

 ____/____/____

Total AC/HA: 0.06791	Total SF/SM: 2958	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON		Total: 325,594	Spl Credit		Total: 325,600
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